

IN RE: PETITION FOR VARIANCE  
S/S Bridgeton Court, 265' E of the c/l  
Lyonswood Drive  
(7 Bridgeton Court)  
2<sup>nd</sup> Election District  
3<sup>rd</sup> Councilmanic District

Blackhorse Run Joint Venture  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-392-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

WHEREAS, this matter came before this Deputy Zoning Commissioner for consideration of a Petition for Variance for the property known as 7 Bridgeton Court, also known as Lot 57 of Lyonswood. The Petition was filed by the owner of the property, Blackhorse Run Joint Venture, by Edward A. Personette, Jr., General Partner, and the Contract Purchaser, Richard M. Yaffe, President of Butler Homes, Inc., through their attorney Steven M. Rosen, Esquire. The Petitioners sought a series of variances for the proposed development of the subject lot with a single family dwelling in accordance with the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

At the requisite public hearing held on June 2, 1998, Counsel for the Petitioner, Steven M. Rosen, Esquire, appeared, as did Richard E. Matz, Professional Engineer who prepared the site plan for this property. In addition, Mr. & Mrs. Eric R. King, adjoining property owners, appeared and testified in opposition to the request.

Extensive testimony and evidence was presented by all parties present, both in support of and in opposition to, the requested relief. Subsequent to the hearing, the Petitioners asked that I withhold making a decision to allow them time to resolve the concerns raised by their neighbors.

Meanwhile, the Petitioners have requested variance relief for numerous other lots in this subdivision, under separate Petitions. Many of the lots shared the same identification number, but were located on a different street or section of the development. Moreover, during the course of filing those Petitions, some of the requests were modified. Thus, it became unclear whether the

ORDER RECEIVED FOR FILING

Date

10/7/99

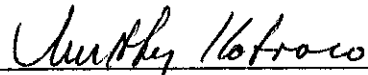
By

J.R. Spence

relief sought for the subject lot was still necessary, in that its identification number and location were similar to some of the lots covered in the other Petitions.

By my letter dated August 5, 1999, I requested Counsel for the Petitioners advise me as to whether they wished to proceed with the variance requested in the above-captioned matter. In response to my inquiry, the Petitioner requested that I hold my decision another thirty (30) days, so that they might evaluate their position. There being no response within the requisite time allotted, I shall therefore dismiss the Petition for Variance.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7<sup>th</sup> day of October, 1999 that the Petition for Variance filed in the above-captioned matter be and the same is hereby DISMISSED without prejudice.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Steven M. Rosen, Esquire  
Abramoff, Neuberger & Linder, 250 W. Pratt Street, Baltimore, Md. 21201  
Mr. Edward Personette, 801 Stone Barn Road, Towson, Md. 21204  
Mr. Richard M. Yaffe, President, Butler Homes, Inc.  
4725 Avatar Lane, Owings Mills, Md. 21117  
Mr. Richard E. Matz, Colbert Matz Rosenfelt, Inc.  
2835 -G Smith Avenue, Baltimore, Md. 21209  
Mr. & Mrs. Eric R. King, 6 Bridgeton Court, Owings Mills, Md. 21117  
People's Counsel; Case File

ORDER RECEIVED FOR FILING  
Date 10/7/99  
By J.R. Personette



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

October 7, 1999

Steven M. Rosen, Esquire  
Abramoff, Neuberger & Linder  
250 W. Pratt Street  
Baltimore, Maryland 21201

RE: Case No. 98-392-A  
Petition for Variance  
Property: 7 Bridgeton Court (Lot 57)

Dear Mr. Rosen:

Enclosed herewith is a copy of an Order of Dismissal regarding the above captioned case. The matter has been dismissed, without prejudice.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Encl.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

Copies to:

Mr. Edward Personette  
801 Stone Barn Road  
Towson, Maryland 21204

Mr. Richard M. Yaffe, President  
Butler Homes, Inc.  
4725 Avatar Lane  
Owings Mills, Maryland 21117

Mr. Richard E. Matz  
Colbert, Matz, Rosenfelt, Inc.  
2835-G Smith Avenue  
Baltimore, Maryland 21209

Mr. & Mrs. Eric R. King  
6 Bridgeton Court  
Owings Mills, Maryland 21117



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7 Bridgeton Court (Lot 57)

which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.1 & 504, BCZR and CMDP V.B.3 for building-to-building separation of 15 ft. in lieu of 30 ft. required, Sec. 1B01.2.C.2b & 504, BCZR & CMDP V.B.6.c for window-to-window separation of 15 ft. in lieu of 40 ft. required, & Sec. CMDPV.B.6.b & 504 BCZR for window-to-lot line separation of 5 ft. in lieu of 15 ft. required, ~~AND TO AMEND THE FDP~~

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Richard M. Yaffe, President  
Butler Homes, Inc.

(Type or Print Name)

Signature

4725 Avatar Lane

Address

Owings Mills, MD 21117

City

State

Zipcode

Attorney for Petitioner:

Steven M. Rosen, Esq.

(Type or Print Name)

Signature

Abramoff, Neuberger & Linder

250 W. Pratt St. 410-539-8300

Address

Baltimore, MD 21201

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Edward Personette, Partner  
Blackhorse Run Joint Venture

(Type or Print Name)

Signature

Edward A Personette J  
(Type or Print Name)

Signature

801 Stone Barn Rd

410-321-4788

Address

Phone No.

Towson

MD

21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Ave.

410-653-3838

Address

Phone No.

Baltimore, MD 21209

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

98-392-A

392

ORDER RECEIVED FOR FILING

10/7/99

Date

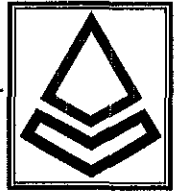


Printed with Soybean Ink  
on Recycled Paper



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION

Beginning at a point on the south side of Bridgeton Court, which is 50 feet wide, at the distance of 265 feet east of the centerline of the nearest improved intersecting street, Lyonswood Drive, which is 50 feet wide. Being Lot No. 57, Section B, Plat 1 in the subdivision of Lyonswood, as recorded in Baltimore County Plat Book No. 62, Folio No. 75, containing 0.2829 acres. Also known as 7 Bridgeton Court and located in the 2nd Election District.

4/14/98

**98-392-A**

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-392-A  
7 Bridgeton Court  
S/S Bridgeton Court, 285' E  
of centerline Lyonswood Drive  
2nd Election District  
3rd Councilman's District  
Legal Owner(s):  
Blackhorse Run Joint  
Venture

Contract Purchaser:  
Butler Homes, Inc.

Variance: for building-to-building separation of 15 feet in lieu of 30 feet required; for window-to-window separation of 15 feet in lieu of 40 feet required; for window-to-lot line separation of 5 feet in lieu of 15 feet required; and to amend the FDP.

Hearing: Tuesday, June 2, 1998 at 2:00 p.m., in Room 407, County Courts Bldg., 401 Bopple Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.  
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

5/100 May 14 c228162

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 5/14, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/14, 1998.

**THE JEFFERSONIAN,**

*A. Henickson*

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARY' ID  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 153147

DATE 17 Apr 98 ACCOUNT R-001-6150

04392  
AMOUNT \$ 100.00

RECEIVED  
FROM:

Colbert, Matz, Rosenfelt, Inc

FOR:

Variance

7 Bridgeton Ct

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
6/20/1998 4/17/1998 15:13:11

RE: MS02 CASHIER JRIC JMR DRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 041598

CR NO. 053147

100.00 CHECK

Baltimore County, Maryland

98-392-A

CASHIER'S VALIDATION



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 27, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-392-A  
7 Bridgeton Court  
S/S Bridgeton Court, 265' E of centerline Lyonswood Drive  
2nd Election District - 3rd Councilmanic District  
Legal Owner: Blackhorse Run Joint Venture  
Contract Purchaser: Butler Homes, Inc.

Variance for building-to-building separation of 15 feet in lieu of 30 feet required; for window-to-window separation of 15 feet in lieu of 40 feet required; for window-to-lot line separation of 5 feet in lieu of 15 feet required; and to amend the FDP.

HEARING: Tuesday, June 2, 1998 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon  
Director

c: Steven M. Rosen, Esquire  
Colbert Matz Rosenfelt, Inc.  
Blackhorse Run Joint Venture  
Butler Homes, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 18, 1998.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
May 14, 1998 Issue - Jeffersonian

Please forward billing to:  
Richard M. Yaffe 410-902-7030  
Butler Homes, Inc.  
4725 Avatar Lane  
Owings Mills, MD 21117

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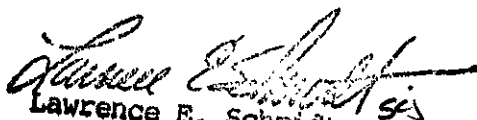
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HEARING: Tuesday, June 2, 1998 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue

  
Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 392  
Petitioner: Richard M. Yaffe, Pres., Butler Homes, Inc.  
Address or Location: ~~4725 Avatar Lane, Owings Mills, Md. 21117~~  
17 BRIDGETON COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard M. Yaffe  
Address: Butler Homes, Inc.  
4725 Avatar Lane  
Owings Mills, Md. 21117  
Telephone Number: 410-902-7030

Revised 2/20/98 - SCJ

98.392-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 98-392-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: VARIANCE TO ALLOW BUILDING SEPARATION OF 15 FT WINDOW  
SEPARATION OF 15 FT WINDOW TO LOT LINE SEPARATION OF  
5 FT IN LIEU OF 3 FT, 40 FT & 15 FT. And to  
Amend the FDD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE: PETITION FOR VARIANCE  
7 Bridgeton Court, S/S Bridgeton Court, 265' E of c/l  
Lyonswood Dr, 2nd Election District, 3rd  
Councilmanic

Legal Owners: Blackhorse Run Jt. Venture  
Contract Purchaser: Butler Homes, Inc.

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 98-392-A

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
Peter Max Zimmerman  
People's Counsel for Baltimore County

Carole S. Demilio  
Carole S. Demilio  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Steven M. Rosen, Esq., Abramoff, Neuberger & Linder, 250 W. Pratt Street, Baltimore, MD 21201, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

## CERTIFICATE OF POSTING

98-392-A

E: Case No.:

Post-It® Fax Note	7671	Date	6/2/98	# of pages	1
To	ZONING COMM.	From	P. O'KEEFE		
Co./Dept.	-BA.CO.	Co.			
Phone #		Phone #	410-905-8571		
Fax #	887-3468	Fax #			

Petitioner/Developer: BUTLER HOMES, ETAL

DICK MATZ

Date of Hearing/Closing: 6/2/98

@ 2:00 P  
RM-407

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 7-BRIDGETON CT.

The sign(s) were posted on

5/16/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe SR 5/30/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

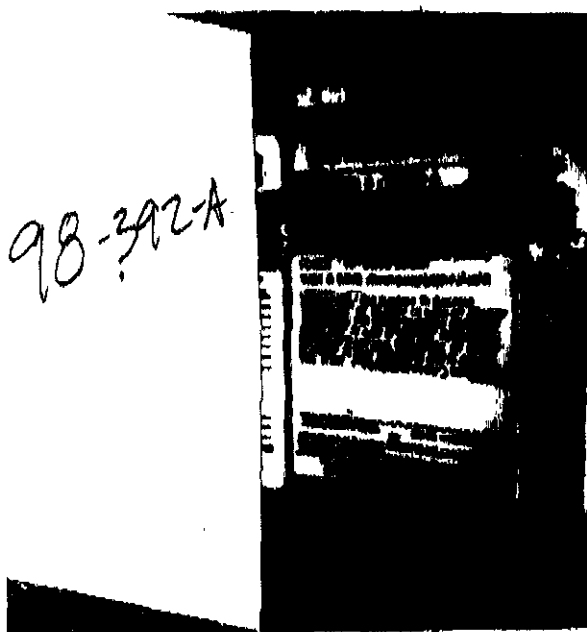
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



98-392-A CMZ  
# 7-BRIDGETON CT.  
Butler  
Homes H. 6/2/98  
P. 5/16/98



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 27, 1998

Steven M. Rosen, Esquire  
Abramoff, Neuberger & Linder  
250 W. Pratt Street  
Baltimore, MD 21201

RE: Item Number: 392  
Case Number: 98-392-A  
Petitioner: Blackhorse Run Joint Venture

Dear Mr. Rosen:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 17, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:rye

Enclosures



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:           Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   May 6, 1998

FROM:   *Sub* Robert W. Bowling, Chief  
          Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for May 4, 1998  
            Item Nos. 380, 381, 383, 384, 385,  
            386, 387, 388, 389, 390, 391, and  
            392

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File

ZONE0504.NOC

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley. *RBS/sp*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: April 27, 98

DATE: 5/1/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	380	386	391
	382	387	392
	383	388	
	384	390	

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 4-24-98  
Item No. 392 CAM

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

*Sm  
6/2*

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** May 5, 1998

**FROM:** Arnold F. "Pat" Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 392

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

AFK/JL



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

May 6, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF APRIL 27, 1998

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

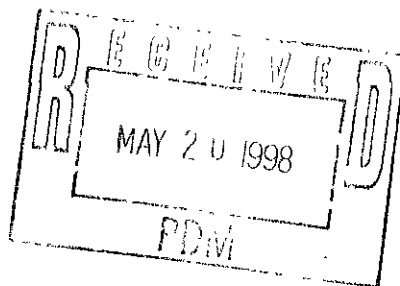
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

379, 380, 383, 385, 387, 388, 389, 390, 391 AND 392

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



ABRAMOFF, NEUBERGER AND LINDER, LLP

ATTORNEYS AT LAW

SUITE 800

250 WEST PRATT STREET

BALTIMORE, MARYLAND 21201

(410) 539-8300

TELECOPIER (410) 539-8304

DAVID B. ABRAMOFF  
ANILKUMAR J. HOFFBERG  
YAAKOV S. NEUBERGER  
RITA A. LINDER  
RICHARD S. LEHMANN  
STEVEN M. ROSEN  
NANCY HAAS  
SALLY A. LAFOND

COUNSEL

STEPHEN F. BISBEE

Sender's E-mail address:  
SRosen@abrneu.com

August 11, 1999

Timothy M. Kotroco  
Deputy Zoning Commissioner  
for Baltimore County  
County Courts Building, Suite 405  
401 Bosley Avenue  
Towson, Maryland 21204

Re: PETITION FOR VARIANCE  
S/S Bridgeton Court, 265' E of the c/l of Lyonswood Drive  
(7 Bridgeton Court)  
2<sup>nd</sup> Election District - 3<sup>rd</sup> Councilmanic District  
Blackhorse Run Joint Venture - Petitioners  
Case No. 98-392-A

Dear Commissioner Kotroco:

I am writing in response to your letter of August 5, 1999 regarding the status of the variance request for the above-referenced property. As you know, this firm represents the contract purchaser of the lot, Butler Homes, Inc. Mr. Yaffe, the President of Butler Homes, has asked me to request that you keep this case open for an additional thirty days. At the end of this period, we will either proceed with the requested variance, or advise you that Butler Homes is no longer interested in obtaining a variance for this property.

Please do not hesitate to call me if you have any questions or require any additional information. Otherwise, my client and I would appreciate your willingness to keep this case open for the requested additional period of thirty days.

Timothy M. Kotroco  
August 11, 1999  
Page 2

Thank you for your cooperation and assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Steven M. Rosen', with a long horizontal flourish extending to the right.

Steven M. Rosen

SMR:mtt

cc: Mr. Edward Personette  
Mr. Richard M. Yaffe  
Mr. Richard E. Matz

614mtt



Baltimore County  
Zoning Commissioner

August 5, 1999

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

Steven M. Rosen, Esquire  
Abramoff, Neuberger & Linder  
250 W. Pratt Street  
Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE  
S/S Bridgeton Court, 265' E of the c/l of Lyonswood Drive  
(7 Bridgeton Court)  
2<sup>nd</sup> Election District - 3<sup>rd</sup> Councilmanic District  
Blackhorse Run Joint Venture - Petitioners  
Case No. 98-392-A

*File from  
Rosen's office  
to hold for addl  
30 days.*

Dear Mr. Rosen:

The above-captioned matter has been pending a decision since the hearing held on June 2, 1998. Several months ago, this office attempted to determine the status of the relief requested through discussions with the engineer, Mr. Richard Matz; however, it was unclear as to whether the relief sought in the above-cited case was still necessary. You may recall that a series of variances were requested for a variety of lots in this particular development, under separate Petitions. Many of the lots shared the same identifying number, but were located on a different street or section of the development. Ultimately, there was some confusion as to whether the subject lot still required a variance, or whether this issue has been resolved through an amendment.

In any event, in order to resolve this matter, we would appreciate hearing from you as to if, in fact, a variance is still necessary. If no word is heard from you within ten (10) days of the date of this letter, I will issue an Order dismissing this case.

Thank you for your prompt attention in this matter.

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Edward Personette  
801 Stone Barn Road, Towson, Md. 21204  
Mr. Richard M. Yaffe, President, Butler Homes, Inc.  
4725 Avatar Lane, Owings Mills, Md. 21117  
Mr. Richard E. Matz, Colbert Matz Rosenfelt, Inc.  
2835-G Smith Avenue, Baltimore, Md. 21209  
Mr. & Mrs. Eric R. King, 6 Bridgeton Court, Owings Mills, Md. 21117  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RICHARD E. MATZ  
STEVEN M. ROSEN

21209 BALTO., MD  
# 2835 SMITH AVENUE, STE G  
Suite 800, 250 W. Pratt St., Balt MD.  
21201



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ERIC R. KING

BIRDELLA M. KING

ADDRESS

6 BRIDGETON CT. 21117 OWINGS MILLS, MD.

SAME



W 54,000

N 32,000

P-NW

MAP NO. NW 9-I  
LYONSWOOD LOT 57

98-392-A

392

E 855,000

WINANS

PRIVATE

ROAD

W 52,500

(SHEET N.W.-8-I)

W 51,000

D.R. 3.5

D.R. 3.5

D.R. 3.5

D.R. 3.5

D.R. 5.5

57

SITE

GLIMSHIRE

COURT

KENTBURY

COURT

OWINGS

MILLS BLVD

FUTURE

Horsehead

P.R. 5.5

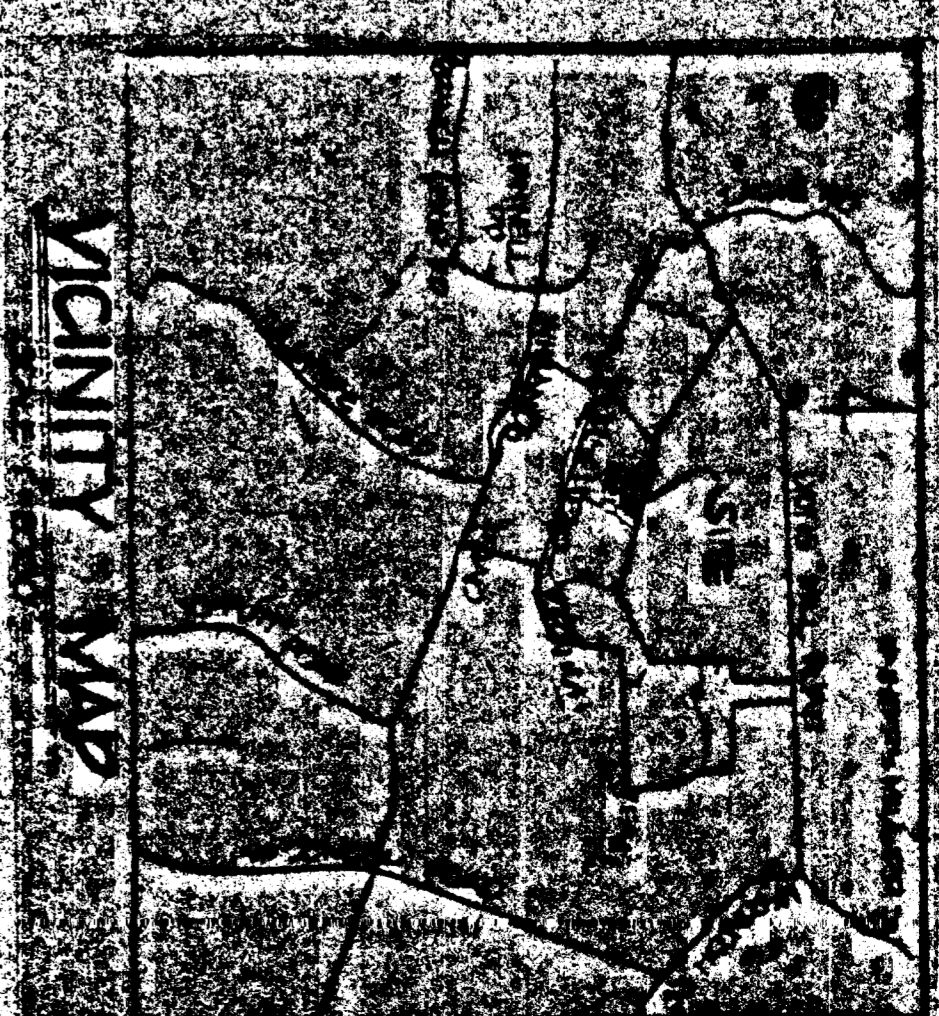
95-200-4

WATERFORD

TRACT BOUNDARY

BALTIMORE CO

OFFICE OF PLANNING A



# GENERAL NOTES

1. EXISTING CONDITIONS SHOWN ON THIS MAP ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA. THE PROPOSED DEVELOPMENT IS SHOWN IN DASHED LINES.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING COMMISSION AND THE BOARD OF ZONING ADJUSTMENTS.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING COMMISSION AND THE BOARD OF ZONING ADJUSTMENTS.
4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING COMMISSION AND THE BOARD OF ZONING ADJUSTMENTS.
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8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING COMMISSION AND THE BOARD OF ZONING ADJUSTMENTS.
9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING COMMISSION AND THE BOARD OF ZONING ADJUSTMENTS.
10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING COMMISSION AND THE BOARD OF ZONING ADJUSTMENTS.

## PETITIONER'S EXHIBIT

PLAN TO ACCOMPANY  
VARIANCE PETITION AND  
SUBMIT THE FINAL  
DEVELOPMENT PLAN

## LYONSWOOD

SITE GRADING PLAN  
SECTION B  
BRIDGETON COURT  
AUGUST 25, 1995

**Colbert Maltz Rosefield Inc.**  
Engineers & Surveyors  
2000 South Avenue, Ste. 4  
Baltimore, Maryland 21202  
Telephone: (410) 853-8538  
Facsimile: (410) 853-7653

NO.	DATE	REVISIONS	BY	DATE
1	8/25/95	ISSUED FOR PERMIT	JMR	
2	8/25/95	REVISED FOR PERMIT	JMR	
3	8/25/95	REVISED FOR PERMIT	JMR	
4	8/25/95	REVISED FOR PERMIT	JMR	
5	8/25/95	REVISED FOR PERMIT	JMR	
6	8/25/95	REVISED FOR PERMIT	JMR	
7	8/25/95	REVISED FOR PERMIT	JMR	
8	8/25/95	REVISED FOR PERMIT	JMR	
9	8/25/95	REVISED FOR PERMIT	JMR	
10	8/25/95	REVISED FOR PERMIT	JMR	